

Attachment 3 B
Tulare County 2030 General Plan Update
Summary of Changes
Version Date 11-10-11

	Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made	Staff Recommendation	Planning Comm. Recommendation	Board Direction
1.	Letter A5. California Department of Conservation	A5-2	Agriculture Element	<p>The following revisions to Policy AG-1.6 incorporates corrections and other revisions that provide flexibility for the County and are generally consistent with the commenter's recommendations:</p> <p>AG-1.6 Conservation Easements. The County may develop an Agricultural Conservation Easement Program (ACEP) to help protect and preserve agricultural lands (including "Important Farmlands"), as defined in this Element. This program may require payment of an in-lieu fee sufficient to purchase a farmland conservation easement, farmland deed restriction, or other farmland conservation mechanism as a condition of approval for conservation-conversion of important agricultural land to nonagricultural use. <u>If available, the ACEP shall</u> may be used for replacement lands determined to be of statewide significance (Prime or other Important Farmlands), or sensitive and necessary for the preservation of agricultural land, including land that may be part of a community separator as part of a comprehensive program to establish community separators. The in-lieu fee or other conservation mechanism shall recognize the importance of land value and shall require equivalent mitigation. [New Policy – Modified Draft EIR Analysis]</p>	Suggest incorporation into Final General Plan as amended.		

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2.	Letter I11. Sierra Club Kern-Kaweah Chapter (Clums)	I11-86	Water Resources Element	<p>Commenter suggests adding policy language that mandates the inclusion of the most water efficient showerheads, washing machines, dishwashers, toilets and hot water heaters in all new development. The following new policy is consistent with the commenter's suggestion:</p> <p><u>Policy (TO BE Determined) Energy Efficient Appliances. The County shall encourage the use of Energy Star certified appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units, in all new developments. The County will also support all appliance retrofits of existing buildings. <i>(Suggested new policy – Final EIR)</i></u></p>	<p>Do not suggest incorporation into Final General Plan.</p> <p>The County already has a number of water conservation measures incorporated into the County Code including compliance with Title 24 energy requirements. These requirements would remain or be strengthened as a result of the proposed General Plan. Currently County Code Section 8-07-1180 requires the use of low flush water saving toilets for new construction</p> <p>The specificity of this regulation as requested by the commenter is more appropriate at the development standards implementation level or project specific level</p>		
3.	Letter I14. Center for Race, Poverty, and the Environment	I14-31	Air Quality Element	<p>Commenter suggests adding policy language to address the issue of alternative vehicle infrastructure, into the General Plan 2030 Update. The following new policy is suggested:</p>	<p>Suggest incorporation into Final General Plan.</p>		

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				<u>Policy AQ-1.8 Alternative Fuel Vehicle Infrastructure. The County shall support the development of necessary facilities and infrastructure needed to encourage the use of low or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations, including CNG filling stations). [New Policy – Final EIR]</u>			
4.	Letter I14. Center for Race, Poverty, and the Environment	I14-56	Water Resources Element	<p>Commenter suggests adding policy language to address the issue of groundwater restoration activities. The following new implementation measure for Policy WR-2.6 is consistent with the commenter's suggestion, and would also support a wider variety of efforts to restore water quality in surface and groundwater resources:</p> <p><u>Water Resources Implementation Measure #28. The County shall work with other local/regional agencies, water purveyors, and interest groups to seek funding sources to implement a variety of surface and groundwater restoration activities [New Program – Final EIR].</u></p>	Suggest incorporation into Final General Plan.		
5.	Letter I14. Center for Race, Poverty, and the Environment	I14-58	Water Resources Element	<p>The following revisions to existing Policy WR-3.2 are consistent with the commenter's suggested revisions to Policy WR-3.2:</p> <p>Policy WR-3.2 Develop an Integrated Regional Water Management Plan. The County will participate with other agencies and</p>	<p>Suggest incorporation into Final General Plan.</p> <p>Please also note that Pub. Res. Code Section 75026(b)(6) already provides a preference for “[p]roposals that</p>		

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				organizations that share water management responsibilities in the County to enhance modeling, data collection, reporting and public outreach efforts to support the development and implementation of appropriate Integrated <u>Regional</u> Water Management Plans (<u>IRWMP</u>) within the County [<i>New Policy</i>].	address critical water supply or water quality needs for disadvantaged communities within the region.”		
6.	Letter I14. Center for Race, Poverty, and the Environment	I14-61	Water Resources Element	The following revisions to existing Policy WR-2.3 are consistent with the commenter’s suggestions: Policy WR-2.3 Best Management Practices (BMPs). The County shall continue to require the use of feasible BMPs and other mitigation measures designed to protect surface water and groundwater from the adverse effects of construction activities, <u>agricultural operations requiring a County Permit</u> , and urban runoff in coordination with the Water Quality Control Board [<i>New Policy</i>].	Suggest incorporation into Final General Plan. Please also note that the County’s General Plan does not stand alone, there are numerous existing Federal, State, and local regulations which control non-point sources of pollution, as discussed in RDEIR Section 3.6 “Regulatory Setting.”		
7.	Letter I14. Center for Race, Poverty, and the Environment	I14-63	Water Resources Element	The commenter’s suggestion is to indicate that existing Water Resources Implementation Measure #24 also implements Policy WR-2.1 in the Table in Part I, Page 11-15.	Suggest incorporation into Final General Plan.		
8.	Letter I14. Center for Race, Poverty, and the Environment	I14-68	Water Resources Element	The following revisions to existing Implementation Measure #17 is consistent with the commenter’s suggestion: Water Resource Implementation Measure	Suggest incorporation into Final General Plan. See Tulare County Ordinance Code Section Part 4		

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				#17. The County shall amend the well ordinance to require deeper seals in areas of known contaminants. <u>The County shall also oversee the proper abandonment of unused wells. [New Program].</u>	Chapter 13.		
9.	Letter I14. Center for Race, Poverty, and the Environment	I14-70	Water Resources Element	The following revisions to existing Policy WR-3.9 are consistent with the commenter's suggestion: Policy WR-3.9 Establish Critical Water Supply Areas. The County shall designate Critical Water Supply Areas to include the specific areas used by a municipality or community for its water supply system, areas critical to groundwater recharge, and other areas possessing a vital role in the management of the water resources in the County, <u>including those areas with degraded groundwater quality. [New Policy].</u>	Suggest incorporation into Final General Plan.		
10.	Letter I14. Center for Race, Poverty, and the Environment	I14-71	Water Resources Element	The following revisions to existing Implementation Measure #24 are consistent with the commenter's suggestion: Water Resource Implementation Measure #24. The County shall protect groundwater recharge areas (<u>including those identified as Critical Water Supply Areas</u>) in the County by carefully regulating the type of development within these areas. Regulations may include, but are not limited to, the limitation of structural coverage and impervious surfaces and prohibition of uses with	Suggest incorporation into Final General Plan.		

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				the potential to discharge harmful pollutants, increase erosion, or create other impacts degrading water quality or affecting groundwater supply <i>[Revised New Program based on ERME IV-C; Groundwater; Recommendation 2. Pg. 38].</i>			
11.	Letter I14. Center for Race, Poverty, and the Environment	I14-76	Water Resources Element	<p>Commenter suggests adding policy language to address the issue of groundwater overdraft conditions. The following new policy is consistent with the commenter's suggestion:</p> <p><u>Policy WR-1.11 Groundwater Overdraft. The County shall consult with water agencies within those areas of the County where groundwater extraction exceeds groundwater recharge, with the goal of reducing and ultimately reversing groundwater overdraft conditions in the County [New Policy – Final EIR].</u></p>	Suggest incorporation into Final General Plan.		
12.	Letter I14. Center for Race, Poverty, and the Environment	I14-88	Public Facilities and Services Element	<p>Commenter suggests revising policy language to address the strength of the following policy. The following revisions to Policy PFS-4.1 are consistent with the commenter's suggestion:</p> <p><u>Policy PFS-4.1 Stormwater Management Plans. The County shall consider oversee, as per Community Plan Content Table PF-2.1 and Specific Plan Content, Hamlet Plans Policy PF-3.3 Table LU 4.3, the preparation and adoption of stormwater management plans for communities and hamlets to reduce flood risk,</u></p>	Suggest incorporation into Final General Plan.		

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				protect soils from erosion, control stormwater, and minimize impacts on existing drainage facilities, and develop funding mechanisms <u>as part of the Community Plan and Hamlet Plan process.</u> <i>[New Policy]</i>			
13.	Letter I17. Greg and Laurie Schwaller	I17-715	Health and Safety	<p>Commenter suggests adding policy language to address the County's use of pesticides and integrated pest management. The following new policy is consistent with the commenter's:</p> <p><u>Policy HS-4.8 Pesticide Use. The County shall support an integrated pest management program, which includes the biological control methods overseen by the Tulare County Agricultural Commissioner's Office.</u> <i>[New Policy – Final EIR].</i></p>	Suggest incorporation into Final General Plan.		
14.	Letter I22. Southern Sierra Archaeological Society	I22-16	Environmental Resources Management	<p>Commenter suggests adding language to Implementation Measure #49 to provide additional detail and guidance for implementation. The following revision to implementation measure ERM IM 49 is consistent with the commenter's suggestion:</p> <p>Environmental Resources Management Implementation Measure 49. The County shall incorporate provisions into development regulations that in the event archaeological <u>and/or buried historic</u> resources are discovered during site excavation, grading, or construction, work on the site will be suspended until the significance of the</p>	Suggest incorporation into Final General Plan. The recommended change however, doesn't fundamentally affect the strength of the policy.		

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				features can be determined by a qualified archaeologist. If significant resources are determined to exist, the archaeologist shall make recommendations for protection or recovery of the resource. <i>[New Program]</i> .			

